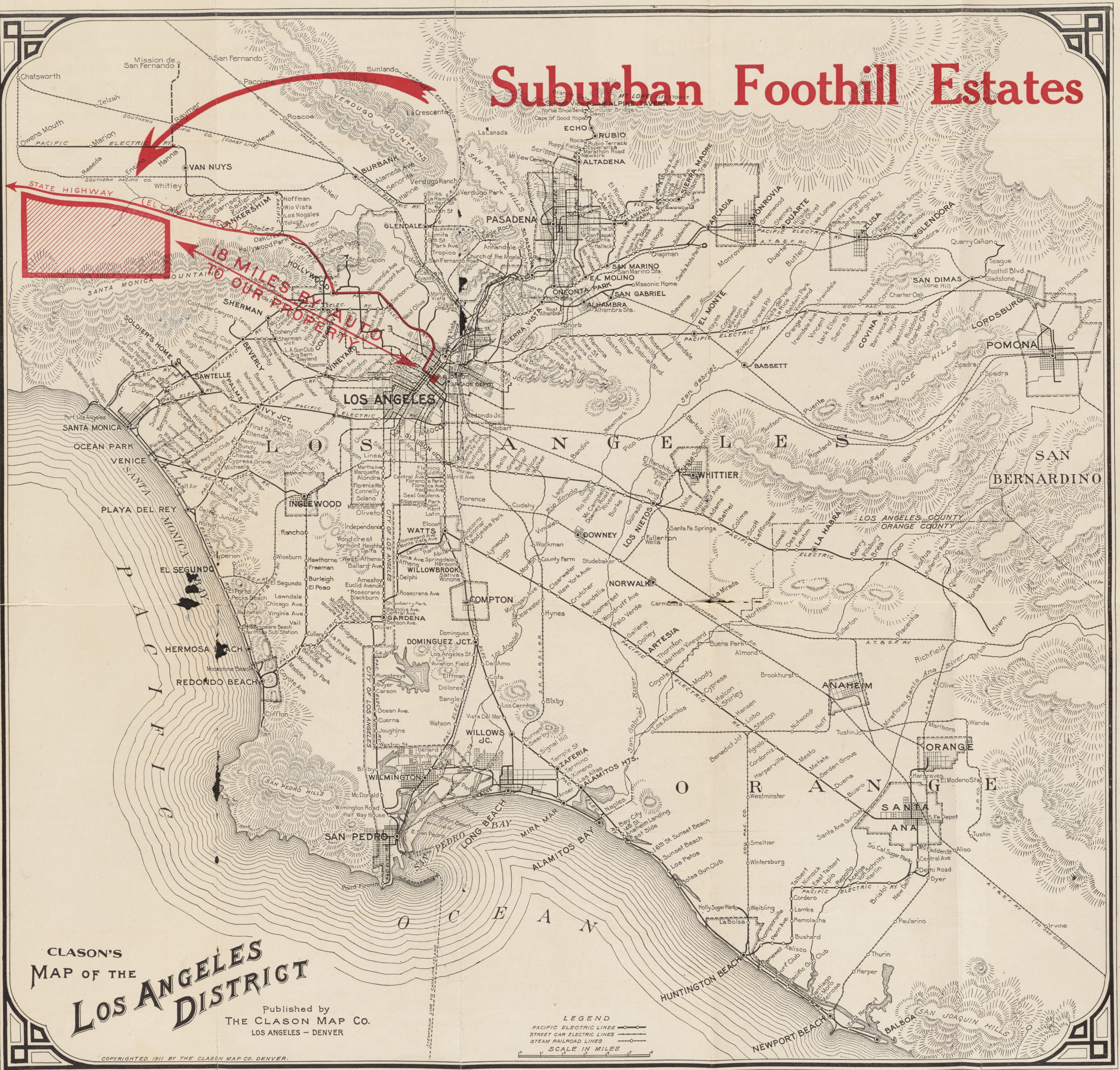


# Suburban Foothill Estates





In recent years, men of means in this country have adopted the old world custom of maintaining country estates. This has been in evidence for years in the older sections of the United States, notably around New York City and Boston, and the movement is already well advanced here. No section near Los Angeles lends itself more naturally to

## Suburban Estates

In the matter of foothill lands, there is nothing near Los Angeles that excels this property. A stronger preference is shown for foothill lands than any other character of property and it is probable that this class of property will ultimately command the highest prices of any land in the state. Our foothill acreage offers an almost unlimited choice.

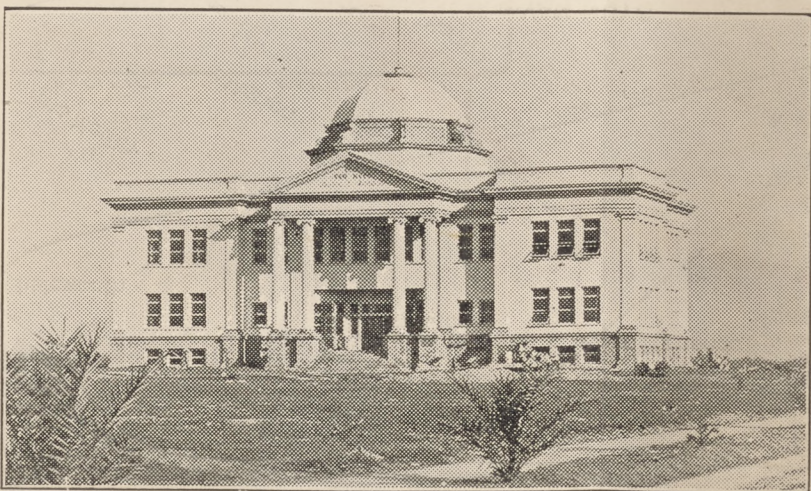
## Small Farms

There is no safer investment than well selected acreage near a growing city like Los Angeles.

such purposes than the upper stretches of the Suburban Foothill Estates property. This portion of the company's holdings extends along the crest of the Santa Monica mountains for a distance of over six miles, sloping downward to the floor of the valley through wooded glens and winding canyons, presenting a gorgeous array of nature's unstudied artistry. From the heights, the wide vistas of mountain, valley and sea are indescribably beautiful. Nor is the place wanting in practical features, for a large percentage of the topmost land is tillable and may be adopted to orchard or garden at the owner's pleasure.

There could be no more certain proof of the desirability of this property for suburban estates than the fact that many men in this city of wealth and social prominence, whose means permit them to choose a home in any locality that seems most pleasing to them, have selected estates on both sides of and adjoining the Suburban Foothill Estates holdings. One of the most prominent men in Los Angeles has, in fact, just concluded the purchase from this company of an estate covering a little more than five hundred acres near the center of the tract. This he intends to improve elaborately.

Everywhere about Los Angeles in the foothill regions properties are being purchased by wealthy residents who have adopted the suburban estate idea. Values of this class of land around Hollywood, Beverly Hills, La Canada and other similar localities, have advanced enormously. From one thousand dol-



Public School at Van Nuys.



Low Foothills in Distance.

The accomplishments of the past three years will undoubtedly be exceeded in the next three years. The importance of the foregoing statement is highly significant. It has a direct and most positive bearing on the properties of the Suburban Foothill Estates. For this land is a part of the original Van Nuys-Lankershim ranch. Indeed in many respects it is the best part, and all of the improvements already completed in the valley have a direct favorable influence on the Suburban Foothill Estates land and will continue to have for all time.

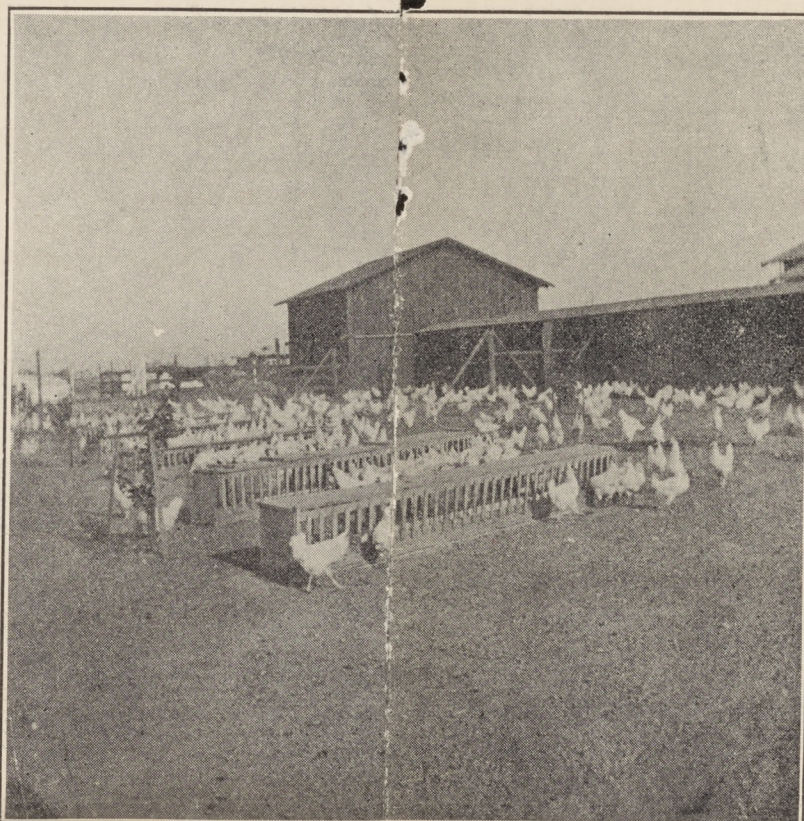
Lankershim property as a highly developed rural community.

No argument is necessary in presenting Suburban Foothill Estates—after you have seen the property.

lars an acre to even five and six thousand have been recorded in many purchases of the past year. It would seem inevitable that the same value will soon be placed on the beautiful scenic portions of the Suburban Foothill Estates property. Today, land almost identical with that which has been sold near Beverly or Hollywood at from one thousand to three thousand per acre is being sold by this company at three hundred dollars per acre. SUCH A SITUATION PRESENTS WONDERFUL INVESTMENT POSSIBILITIES.

## Water

The all-important question of water has been settled more satisfactorily for this section than anywhere else in California. The Suburban Foothill Estates lands form a portion of and are included in the new irrigation district now forming, and to be hereafter annexed to Los Angeles, thus securing for all time the use of the Owens River Aqueduct supply. By the fulfillment of this



Chickens Flourish Here.

plan an unlimited amount of good water under pressure, at low rates, will be assured.

## Land Grows Practically Everything

No space need be devoted to enumerating the varied things that may be raised successfully and profitably on this property. Practically all deciduous fruits flourish here. Truck gardening is especially favorable because of the proximity to an unlimited market. Oranges are well adapted to large portions of the land and in many protected coves lemons can be grown to advantage. The soil is uniformly good, with absolutely no alkali.

## Improvements and Restrictions

As previously stated, no rural community in the state possesses more in the way of



San Fernando Valley Residence of H. J. Whitley.

For those who are not familiar with the San Fernando Valley and its recent developments a brief outline of the principal features will prove interesting, as they have an important bearing on the Suburban Foothill Estates property. A little more than three years ago a syndicate of wealthy men in Los Angeles purchased what was then known as the Van Nuys-Lankershim ranch, consisting of 47,500 acres. Immediate development was begun on an elaborate scale. Almost as if by magic, the old time grain fields stretching for many miles disappeared. Paved streets replaced the dusty winding

## Accomplishments Not Promises



Paved Highway Adjoining Suburban Foothill Estates.

high class and attractive improvements than this immediate section. The entire front of this tract lies along the state highway (El Camino Real) which is a paved road, lighted by ornamental electroliters.

Water for irrigation purposes will be distributed by the general system through eight and twelve-inch mains, half a mile apart, from which connections will be made to every separate parcel offered for sale.

Building restrictions are enforced not alone on this company's holdings but on all surrounding properties. This feature, as is well known, insures a desirable development of the community and thereby adds to the value of all the land. Building restrictions are reasonable, however, calling for dwellings of a minimum cost of \$1500.00 fronting on the boulevard, and \$1000.00 on other portions of the tract.

## Prices

Tracts of 5 acres or more may be purchased at the present time from \$300 to \$500 per acre. The maximum figure of \$500 includes the choicest frontage on the boulevard. At \$300 one may select foothill lands in practically any location desired. When it comes to price we challenge comparison with any property of equal value and proximity to the city that is now being offered for sale in Southern California.



Handsome Home on Adjoining

## A Comparison

Beverly Hills property.....\$100  
Hollywood Hills property....\$300  
Suburban Foothill Estates property  
What Beverly Hills land is in p  
Suburban Foothill Estates property  
be. There is a world of opportunit  
difference between \$300 and \$3000

## An Invitation

It will be a pleasure to show you offerings. By calling at our office a ment can be made to visit the vall time agreeable to your convenience.



Another Adjoining Estate.

Property  
Self-Supporting  
Land; or an

Highway

